

RESOLUTION 2016-66

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIZER POINT PUD SUBDIVISION WITH TWO MODIFICATION OF STANDARDS (MOS#1 CONNECTIVITY, MOS #2 CUL-DE-SAC LENGTH), FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-40; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

WHEREAS, in accordance with the provisions of Tennessee Code Annotated § 13-4-310, as amended, and subject to the exceptions set forth in said statute, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property being added to the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
Portion of 63 3.01	14.04
Total	14.04

Commencing at a point along the west right-of-way of Viola Lane, the same point being on the southern line of the property of F-L Farms LLC, of record on Tax Map 63 Parcel 3.01 in the

Register's Office of Williamson County Tennessee; said point being the point of beginning of the following land:

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point;

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point;

Thence, N 00° 30' 49" E for a distance of 418.10 feet to a point;

Thence S 89° 29' 11" E a distance of 831.09 feet to the point;

Thence N 02° 50' 33" E a distance of 670.00 feet to a point;

Thence S 87° 09' 27" E a distance of 155.00 feet to a point;

Thence S 02° 50' 33" W a distance of 1252.57 feet to a point;

Thence N 83° 36' 11" W a distance of 479.60 feet to a point;

Thence, N 75° 28' 11" W for a distance of 238.86 feet to the point of beginning and containing 14.04 acres of land.

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Rizer Point PUD Subdivision, as amended, are as follows:

Entitlements	Rizer Point
Base Zone District	SD-R (1.14) and SD-R (2.64)
Character Area Overlay	WHCO-2 and WHCO-3
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	87 Detached (71 existing, 16 new) 24 Attached
Original Concept Plan Approval	Ordinance No. 2007-113 Date of Approval: 02/12/2008
Number of Phases in Development	5

SECTION IV. That the Development Plan, as amended, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Elimination of the Viola Lane and Wedgewood Drive Connection Approved: _____ Denied: _____	Request to approve. <i>Staff recommended disapproval.</i>
MOS 2: Cul-De-Sac Length to exceed 500 feet Approved: _____ Denied: _____	Request to approve. <i>Staff recommended disapproval.</i>

SECTION VI. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 8/24/2016

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 8/25/2016

NEIGHBORHOOD MEETING: 8/24/2016

PLANNING COMMISSION RECOMMENDED APPROVAL: _____






















PUBLIC HEARING AND BOMA APPROVAL: _____

RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
RESOLUTION 2016-66
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016

Site

Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: SD-R 1.15
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2 & WHCO - 3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 13.86 acres
 Proposed Number of Dwelling Units: 16
 Proposed Building Height: 2 stories

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|---|---|
|  Rizer Point PUD Subdivision |  SD-R Specific Development-Residential |
|  Harpeth River (Polygon) |  SD-X Specific Development-Variety |
|  AG Agricultural District |  OR Office Residential District |
|  ER Estate Residential |  GO General Office District |
|  R-1 Residential District |  CC Central Commercial District |
|  R-2 Residential District |  NC Neighborhood Commercial District |
|  R-3 Residential District |  GC General Commercial District |
|  R-6 Residential District |  LI Light Industrial District |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District |
|  RM-20 Attached 20 Residential District | |



0 500 1,000 2,000
 Feet

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